

McClellan AFB RAB Meeting

October 23, 1996

6:30 p.m.

Vineland Elementary School

Attendees:

RAB members attending:

Chuck Yarbrough, Community Co-chair; Elaine Anderson, Air Force Co-chair; Dale Anderson; Peter Berghius; Jim Bryant; Del Callaway; Brad Gacke; Mannard Gaines; Bill Gibson; Dennis Green; Sheila Guerra; Joe Healy, U. S. EPA; John Leuthe; Jeannie Lewis; Mark Malinowski, DTSC; Cody Tubbs; Bill Shepherd

RAB members not attending:

Stephen Brown; Alex MacDonald, Regional Board; Susan McKee; Ben Norman; Simeon Okoroike; Burl Taylor

Alternates attending:

Dennis Lewis, John Bowles

Others:

Matthew Alix, Diane Arreola, Victor Auvinen, Larry Button, Janna Buwalda, LTC Tony Cervone, Tim Chapman, Starr Dehn, Roger Dickinson, Marcy Drefs, Kim Emerick, Marc Garcia, Margaret Gidding, Cathy Harvey, Ron Hergenrader, Linda Hogg, Don R. James, Christopher Jensen, Randy Keller, Dayle Lewis, Lee Lewis, Amir Matin, Frank Miller, Robert Nordahl, Doug Self, Major Robert Senchy, Sue Sher, Bob Shirley, Kathy Siebenmann, Rick Solander, Clark Townsend, Jerry Vincent, Randall Yim

Action Items:

Action	Champion	Timeframe
Include an update of the October 1996 system failure at the SVE system in the next newsletter.	Margaret Gidding	January <i>Environmental Action Update</i>

Determine who will be the alternate to the Planning Team	Ms. Lewis to decide whether she can be the alternate	None specified.
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## I. Introduction and Welcome

The meeting was called to order by Elaine Anderson, RAB Co-chair, at 6:30 p.m. Ms. Anderson announced that she has been selected to be the Environmental Management Restoration Division Chief, replacing Mr. Mario Ierardi.

Ms. Anderson announced that a security guard was present as a safety precaution.

Frank Miller asked Ms. Anderson to tell the truth about the presence of the security guard. He alleged that security was present to suppress Mr. Larry Button from talking about waste, fraud, and abuse within EM. Lt. Col. Cervone, Deputy Chief of EM, said that Ms. Anderson had told the truth. He also said that the members of the RAB and of the community will have every opportunity to express themselves during the public comment and questions period.

## II. Announcements

Ms. Margaret Gidding made the following announcements:

- On September 5 and September 10, there were two separate incidents that occurred at McClellan AFB. One was a discharge from the Groundwater Treatment Plant (GWTP) and the other was a sewage discharge into Beaver Pond. Corrective actions were taken on these incidents and both are covered in the *Environmental Action Update* newsletter. Extra newsletters were available for anyone who wanted to see it.
- An incident took place on October 18, 1996, in which the soil vapor extraction system had a mechanical failure. There was a pipe break causing the system to automatically shutdown. Information is currently being collected and an update on this matter will be placed in the newsletter.
- The investigation that was conducted on Environmental Management concerning allegations of fraud, waste, and abuse has been completed. All of the allegations were found unsubstantiated.

Mr. Miller asked about the OSI Investigation. Ms. Gidding reiterated that all investigations are complete and all allegations have been found unsubstantiated.

Larry Button questioned the issues being unsubstantiated. He asked who made the determination and, if it was the Air Force, why was the Air Force investigating itself. He felt that the remarks should be that the allegations were found to be unsubstantiated in an investigation by the Air Force. Ms. Gidding said that it was clear that it was an Inspector

General investigation by the Air Force that is the system that the Air Force uses to investigate allegations of this kind.

Mr. Burton said that he assumed that the base would welcome an inspection by an outside organization such as the GAO or even some RAB members who have direct knowledge of how the base functions.

### **III. New Business**

Chuck Yarbrough, RAB Co-Chair, said that everyone was welcome to the RAB meeting, and reminded all those present about the ground rules that are to be adhered to.

Mr. Yarbrough made the following comments:

- The RAB members had written four letters, and one of the letters resulted in a response from Senator Barbara Boxer's office. He asked that the RAB members review the letters that were submitted.
- In regards to the discharge into the creek, according to Alex McDonald, the Regional Water Quality Control Board requested McClellan AFB to have a permit for the GWTP.
- There is an Environmental Conference taking place February 19 through 21, 1997, called the Government Conference on the Environment.
- At the next Executive Session of the RAB, the community is invited; however regulators and military personnel will not be present. The purpose of this meeting is to determine the direction of the RAB. Note: At a later date, it was clarified that the RAB community members would meet in lieu of this quarter's Executive Session.

At this time the RAB members introduced themselves to the public.

Mr. Yarbrough also said that a letter was going to the Department of Defense (DOD), concerning the proposed RAB rules. This letter must be submitted by November 4, 1996. Mr. Yarbrough asked for full support for the Cal/U.S. EPA representatives to work with the RAB.

### **IV. Base Reuse Issues/LRA/McClellan Reuse Plan**

Mr. Yarbrough introduced Roger Dickinson, Supervisor from the 1st District. The 1st District covers North Sacramento, North Highlands, Rio Linda, Downtown, Natomas, Oak Park, part of Tahoe Park, and part of Curtis Park. Mr. Dickinson was the evening's guest speaker.

Mr. Dickinson introduced Randall Yim from the County Department of Military Base Conversions.

Mr. Dickinson recommended the audience review the *McClellan AFB Conceptual General Reuse Plan* that was included with the handouts. This document has been

adopted by the Board of Supervisors and acts as their principal guide as they move through the reuse planning process.

Mr. Dickinson reported that, by action of the Board of Supervisors, the RAB now has a seat on the County Planning Team. This was unanimously adopted by the Board, resulting from the efforts of the RAB. The RAB will decide who will be designated as the person to sit on the County's Planning Team.

Mr. Dickinson's briefing is summarized below.

The County of Sacramento has been very busy in the last year and half preparing the foundation for the successful transition of McClellan AFB from an active military installation to what is foreseen as the "premier high technology park of the future."

The LRA has attempted to advance a number of specific initiatives that will assist in either maintaining or enhancing existing facilities at McClellan. This will permit McClellan to not only perform the work it currently does, but will open up future opportunities. For example, the upgrades that will take place at the nuclear reactor, costing approximately \$2.3 million, will enhance its capabilities for medical research, such as treating inoperable brain tumors.

Another example is the Casting Emissions Reduction Program (CERP). The federal government has agreed to commit \$6.5 million to the CERP, which is a project to build a low-emissions foundry. The LRA believes that the CERP is one of those types of projects that can serve as a generator of future economic business activities at McClellan AFB.

The federal government has also agreed to keep the commissary and base exchange open beyond the closure of the base to serve the retirees at McClellan AFB.

The LRA has been encouraging and recruiting local and national businesses to look at McClellan AFB as a place to locate and operate in the future. The LRA unveiled an initiative earlier this summer, dubbed "Big Bang." It would encompass the core workload of the base and hand it off to a consortium of businesses, while also establishing a basis upon which operations could be expanded into commercial applications. Part of this team is United Airlines who considered the aircraft maintenance facilities as a location where they could expand their maintenance activities for smaller airlines.

The Air Force and the Administration attempted to make changes in the 60/40 Rule in Congress so that more than 40% of depot maintenance work could be done by the private sector. This was rejected. As a result of this discussion, the Air Force announced its position to take the McClellan workload and subject it to public/private competition.

The afternoon of the RAB meeting, the Board of Supervisors approved unanimously a Memorandum of Agreement that will be executed with the Secretary of the Air Force. This Memorandum of Agreement will set the ground rules for the path to handle the various elements of the transition from active military facility to a private facility. This

represents, in writing, exactly what will be done by the Air Force and by the local community. The Board of Supervisors is anticipating that there will be an award to a bidder on the public/private competition by January 1998. That will be the focus of the Board of Supervisors to ensure that they are able to compete and win that workload.

The Board of Supervisors is also working on the early transition of the infrastructure to private hands. The Air Force would turn over the key elements of the operating support currently on the base to the LRA or to private entities. SMUD would be an important part of that effort. This will allow the Board to position itself to compete more favorably for that work load that is subject to public/private competition, as well as expand the commercial and other activities.

The Board of Supervisors is in the midst of pursuing the elements of the Reuse Plan, working with the Planning and Action Team to assess other facilities and opportunities on base. One such facility is the microelectronics laboratory that the Air Force has committed to maintaining.

The Action and Planning Team were established to be a broad based group of people representing a variety of interests critical to sketching out and establishing a long-term vision of what would happen at McClellan AFB. This Planning Team reflects education, labor, neighborhood, local business, regional business, base commands, and similar kinds of interests. It is working to establish a program to reach the goal of ensuring a high tech future at McClellan.

The Action Team is oriented towards helping the County and the community assess and recruit business opportunities. The Action Team is composed of people with specific business, banking, or similar kinds of expertise that are essential to assessing the value of business proposals that might be made.

The LRA has opened a business development center for McClellan's employees who might be interested in pursuing business opportunities on their own. The LRA has obtained a \$4.5 million grant from the Department of Labor for the purpose of retraining, and the LRA has been working closely with the local educational institutions for retraining as well.

The County of Sacramento is absolutely dedicated to making sure that a successful transition is realized at McClellan AFB.

### **Question and Answer Session for Mr. Roger Dickinson**

Mr. Dennis Green asked several questions concerning the public/private sector:

1. Will the County insist that there be an obligation to consider outright hiring of existing McClellan workforce as part of the bid by the consortium?

1. Will the County insist that they are obligated to keep the work at McClellan for specified a period of time?
1. If the private sector does get the work, is that workload up for rebid at some future time and still yet go to another depot?

Mr. Dickinson said that first of all, one of the things that has to happen before the Air Force makes an award of the workload subject to public/private competition is the definition of exactly what the costs are. Also in that process, the County will be defining the terms under which those private companies would have the use of the facilities here at McClellan. The most likely scenario is that the facilities will probably not be transferred to the County, but those facilities would be leased to the County at some level, some cost, yet to be defined. Then the County would turn around and lease those facilities to private companies, who would use those facilities and continue to carry on the workload that is currently being done.

What attracts the consortium is the work force. The two greatest assets at McClellan are the facilities and the work force. They want to keep the work force that is here. No one is going to be in a position to guarantee that every person performing a job at McClellan is going to be able to keep their job. The goal is to preserve as many jobs as possible for the existing workers at McClellan. At the same time, the private companies must be competitive.

Dennis Lewis commented that he would like to see a non-aircraft industry come to McClellan and for the airport to be closed. Mr. Lewis asked if any thought has been given to closing the airport completely.

Mr. Dickinson responded that generally, no, the LRA has not considered a reuse of the base that does not include some level of use of the runway. The issue was raised earlier, and County of Sacramento decided it is not interested in operating another airport. What was concluded was that airfield capability would remain at McClellan so that over the course of the years to closure, there would be the certainty of airfield operations. If work load is going to remain at McClellan related to aircraft maintenance, then the ability to fly in and fly out would remain.

Mr. Dickinson said that he did not anticipate that the level of operation of the airfield was likely to remain at the current level. It may operate during daylight hours only. However, the hope is to keep the Coast Guard at McClellan, because the Coast Guard is an integral element in underwriting the cost of operating the airfield. It is then incumbent upon the County to make land use decisions that respect the necessity of operating an airfield.

John Leuthe said that since the Coast Guard is going to be at McClellan, running the airport only in the daytime would be difficult to do.

Mr. Dickinson responded by saying those are issues that have to be resolved. Eventually the Coast Guard may no longer be important in helping to underwrite the cost of

operating the airfield. That cost runs somewhere between \$3 and \$9 million a year, a cost the County will not pay for. If that cost down can be lowered, by limiting operation or perhaps by not having the tower, the cost can be built into the cost structure for businesses that would come, without having undue impact on surround neighborhoods.

Mr. Green asked about the quality of the infrastructure at McClellan AFB. Would it have to be upgraded, as is the case at Mather?

Mr. Dickinson said generally no; the facilities at McClellan are in much better shape than the facilities at Mather. About \$500 million has been invested in the facilities over the past decade, due to the efforts of Congressmen Vic Fazio and Robert Matsui. The result is that, in many cases, McClellan has state-of-the-art facilities. However, the DOD does not necessarily put in and maintain infrastructure the same way as the civilian sector. There will be some issues with upgrading infrastructure.

Jeannie Lewis asked what happens to the left over money of the \$4.5 million grant monies. If the work force is already there, why do they need to be retrained?

Mr. Dickinson said that more money than that will probably be used. Under almost any scenario, the work force will be reduced. Today, McClellan AFB employs about 10,000 civilians. The Administration commitment is to maintain 8,700 jobs through the transition. The LRA hopes to be in the position to push the 8,700 up. However, in that process there will be some job dislocations.

Mr. Leuthe asked what kinds of questions and assurances the LRA has discussed with the "big players." Are they disturbed about clear title, environmental problems?

Mr. Dickinson said the most significant aspect of the issue of private companies that look at coming to McClellan is the future liability issues. This is an issue that will probably be resolved in the leasing arrangements.

Mr. Leuthe said that remedial processes should be in place before 2001, so that when the Air Force leaves, cleanup systems will already be in place.

Mr. Dickinson said that they have been talking with the Air Force to make sure that the money is committed to environmental cleanup at an accelerated rate. The ultimate cleanup date is still 2018. They would like that to be sooner. Congress has been in the mood to cut back environmental cleanup funds for closing bases.

Mr. Button commented that we have spent \$140 million and have not cleaned up anything. We spent the \$140 million to find the source. He asked how much has to be spent to clean this problem up.

Mr. Dickinson replied the cost of cleanup is the federal government's obligation. From the community perspective, whatever it takes to identify and cleanup environmental contamination at McClellan is what he expects the federal government to do.

Mr. Lewis asked if a cost analysis had been done to determine how much it costs to run the utilities on the base.

Mr. Dickinson replied no, but the process of doing that very thing was underway. Mr. Yim said that they are very optimistic on cost. The County may actually be able to save up to 40% on power and use the excess monies to upgrade power systems for reuse. The County is just beginning to do a transition study on that. A team should be selected in the first part of November to go forward on this subject.

Mr. Green asked if the 60/40 issue was dead or would it be raised in the next Congressional session.

Mr. Dickinson said that he did not believe that it is dead. It could come back next year. The DOD needs 60/40 to change in order to accommodate its repair/maintenance requirements within budget.

Mr. Yarbrough thanked the LRA for allowing a RAB member be on the Planning Team.

## **V. Committee Reports/RAB Recommendations**

Del Callaway moved that the July RAB meeting minutes be accepted and approved, Bill Gibson second the motion. Approved unanimously.

### **Community Relations Committee**

Sheila Guerra made the following report from the September Community Relations Committee meeting:

- The grant monies for state oversight may be cut, which may result in Sue Sher not being able attend all the RAB committee meetings. She will, however, continue to attend the public RAB meetings.
- The Community Relations Committee reviewed the community relations expenditures. The community relations support contract has been extended from September 30 to March 1. In this extension, some items will be deleted.
- The Community Relations Plan is available at the Rio Linda/Elverta Community Center. It is also scheduled to be available on the website.

### **Relative Risk Ranking Committee**

Mr. Gibson said that he has been meeting with regulators. The Relative Risk Ranking committee met September 3, 1996. At this meeting, Ms. Anderson reviewed the FY98/FY99 budget. The projects were prioritized even though it is assumed that McClellan will receive the full budget request.

Mr. Gibson also went over the letterhead and business card development. Mr. Gibson distributed copies of the letterhead and business cards format for RAB members to review.

### **Technical Report Review Committee**

Mr. John Leuthe said that in the July RAB meeting, discussion took place concerning the article that was in the Citizens Report. This article reported a bill in Congress to allow land to be transferred before all remedial actions are in place. A letter was generated to Mr. Matsui voicing the RAB's concern. Also from the Executive Meeting, a letter was generated to Mr. Brunner expressing RAB member's concern that the State of California permit process was not being adhered to. The RAB felt the Environmental Management personnel should conform to the State's stringent policy.

Several members of the RAB went to an environmental conference in San Francisco, to the White House Conference on Environmental Technology, and to the Global Green Conference.

### **Base Reuse Committee**

Mr. Del Callaway said that a letter was generated to Ms. Patricia Rivers in regards to the changes that she proposes in the Federal Register. Mr. Callaway did have the opportunity to talk to Ms. Rivers about what the RAB would need in the form of training. RAB members were asked to review the letter and send comments to Mr. Callaway via e-mail and voice mail.

### **Chairperson's Committee**

Mr. Yarbrough said that the RAB will be requesting funding from the state to support the RAB.

Mr. Yarbrough made the brochures from the White House Regional Conference available to interested RAB members.

## **VI. Other Business**

### **RAB Update Training and Conferences**

Mr. Yarbrough announced that there is an upcoming conference, Government Conference on the Environment, being held on February 19 through 21, 1997. The Chairperson's Committee is working to make this an all-expense-paid conference for RAB members. This conference will be held in Sacramento.

The RABs Rules of Order was passed and copies were made available.

## **VII. Community Bulletin Board**

Mr. Margaret Gidding made the following announcement:

- The Environment Compliance Forum will be held on November 6, 1996. RAB members have been solicited for comments on what topics they would like to have addressed. This forum will be held at the Officer's Club on McClellan AFB.
- The Scoping Meeting for the Environmental Impact Statement will be held on November 14, 1996, at the North Highlands Community Center on Watt Avenue.
- There are two FONSI (Findings of No Significant Impact) documents, prepared as part of the Environmental Assessment process, available for public comment. Both were available at the Community Relations table and in the Information Repository for review and/or questions. The notice was published in the Sacramento Bee.

Major Robert Senchy announced that, in order for McClellan AFB to comply with the public health assessment order by ATSDR, private health education will be made available for all health care providers on McClellan AFB. ATSDR has worked out a partnership with McClellan AFB and Kaiser Permanente to train health care providers who treat patients that surround McClellan AFB. Physicians from surrounding hospitals will be invited to the conference which will be held on March 1, 1997, to discuss the signs, symptoms, and treatment of individuals who may have been exposed to contaminants ten years ago.

Mr. Button asked why DTSC was against the original ATSDR report. Mr. Mark Malinoski, DTSC, said that all the comments that were made on the ATSDR report are public records. The rationale would be in the comments as to why certain recommendations were made.

## **VII. Development of Next Agenda**

Mr. Gibson suggested that the RAB member who is appointed by the RAB to be on the Planning Team of the LRA, also become a member of the RAB Executive Committee.

Mr. Gibson moved that Del Callaway be appointed as the RAB member to be placed on the Planning Team. Dale Anderson seconded the motion. No discussion. It was unanimously approved.

Mr. Leuthe suggested that an alternate also be chosen and attend the Planning Team meetings along with member. Mr. Gibson moved and Ms. Lewis seconded the motion. It was decided that Ms. Lewis would consider being the alternate. If she chooses not to be the alternate, then Mr. Yarbrough would be the alternate.

Mr. Yarbrough urged the RAB members to be present at the RAB Community Members meeting on December 5, 1996, promptly at 5:30 p.m.

Ms. Lewis requested that grant money for the education and training of RAB members be placed on the next meeting agenda.

Ms. Lewis moved that the meeting come to a close, Mr. Del Callaway seconded it. So moved.